



## ANNOTATED AGENDA

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, May 8, 2017

Work Session 12:30 P.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	<u>X</u>	<u>X</u>
Suzanne Hoff	<u>X</u>	<u>X</u>
Rafael McDonnell	<u>X</u>	<u>X</u>
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Commissioner Training – The Secretary of the Interior’s Standards for the Treatment of Historic Properties
- B. Review of cases on Today’s Agenda

#### II. PUBLIC HEARING

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act

#### **B. ANNOUNCEMENTS**

Jerre Tracy, Executive Director of Historic Fort Worth, announced three events:

- Garden Tour of Berkeley in honor of a former Historic and Landmarks Commission Chairman, Bob Adams and his wife, LeeAnn on May 21<sup>st</sup> with details on purchasing tickets.
- Meissner Brown Building – Membership Tour

Susan Harper, Director of Preservation for the Fairmount Southside Historic District, announced that the Fairmount Historic District in Fort Worth, Texas will host the 35th annual Fairmount Tour of Historic Homes, May 13-14 this year.

Murray Miller, Historic Preservation Officer, announced the National Trust for Historic Preservation’s, “This Place Matters” theme celebrating National Preservation Month.

## C. APPROVAL OF THE MARCH 13<sup>TH</sup> AND APRIL 10<sup>TH</sup> MEETING MINUTES

<b>Motion By:</b> Edith Jones
<b>Motion To:</b> Approve the March 13 <sup>th</sup> and April 10 <sup>th</sup> Meeting minutes.
<b>Seconded By:</b> Mike Holt
<b>Questions:</b> 8-0

## D. RESOLUTION

### 1. No.2017-03

- a. AUTHORIZING THE HISTORIC PRESERVATION OFFICER TO SUBMIT A LETTER TO THE TEXAS HISTORICAL COMMISSION EXPRESSING THE DESIRE OF THE HISTORIC AND CULTURAL LANDMARKS COMMISSION THAT THE FOUNTAIN G. AND MARY OXSHEER HOUSE LOCATED AT 1119 PENNSYLVANIA AVENUE, FORT WORTH, TEXAS BE ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES

<b>Motion By:</b> Edith Jones
<b>Motion To:</b> Authorize the Historic Preservation Officer to submit a letter to the Texas Historical Commission expressing the desire of the Historic and Cultural Landmarks Commission that the Fountain G. and Mary Oxsheer house located at 1119 Pennsylvania Avenue, Fort Worth, Texas be added to the National Register of Historic Places.
<b>Seconded By:</b> Rafael McDonnell
<b>Questions:</b> 8-0

## E. DESIGNATION

1. HD17-01      2420 College Ave; Zoned A-5/DD      *Individual*  
Applicant/Agent: Stephen & Judy Robinson

- a. The Applicant requests a recommendation to City Council to consider upgrading the existing Demolition Delay (DD) designation status of the Sandadge-Walker House to Historic and Cultural Landmark (HC) status.

<b>Motion By:</b> Mitchell Moses
<b>Motion To:</b> Approve a recommendation to City Council to consider upgrading the existing Demolition Delay (DD) designation status of the Sandadge-Walker House to Historic and Cultural Landmark (HC) and the use of the Secretary of the Interior's Standards for Rehabilitation when evaluating any proposed alterations.
<b>Seconded By:</b> Mike Holt
<b>Questions:</b> 8-0

## F. CONTINUED CASES

1. **COA17-32**                      **2205 Tremont Avenue; Zoned A-5/HC**                      *Historic Hillcrest*  
**Applicant/Agent: Blue Jar LLC / Stephen Mears**

- a. The Applicant requests a Certificate of Appropriateness to retain recently-painted brick and trim.

<b>Motion By: Edith Jones</b>
<b>Motion To: Continue for two (2) months to allow the applicant to address the following five (5) items as outlined in Staff's verbal update:</b>
<ol style="list-style-type: none"><li>1. <b>consult with a masonry preservation contractor for the removal of the paint within 10 days from the date of written notice of the decision of the Commission;</b></li><li>2. <b>coordinate the attendance of the masonry preservation contractor and Staff to conduct paint removal tests in an inconspicuous area of the exterior of the house within 14 days of the date of the written notice of the decision of the HCLC;</b></li><li>3. <b>cause the masonry preservation contractor to provide a description of the pros and cons of each option to mitigate the adverse effects of painting of the unpainted brick and include the recommendation of the masonry preservation contractor to the Planning and Development Department within 21 days of the date of the written notice of the decision of the HCLC;</b></li><li>4. <b>provide a description of measures to be undertaken that are deemed appropriate and commensurate forms of mitigation by the HPO, within 30 days of the date of the written notice of the decision of the HCLC; and</b></li><li>5. <b>execute the mitigation measures to completion within 45 days of the date of the written notice of the decision of the HCLC.</b></li></ol>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

2. **COA17-42**                      **1209 East Leuda St; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Nikki Calton / Carl Holmes**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a detached single-car garage.

<b>Motion By: Mitchell Moses</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a detached single-car garage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

3. **COA17-45**                      **1517 East Leuda St; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Delisia Beffs**

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence.

<b>Motion By: Mike Holt</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to demolish the existing structure and construct a single-story residence.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

## G. TAX CASES

**Chairman Gries requested that tax cases TAX17-13, TAX17-14, and TAX17-16 be called together.**

1. **TAX17-13**                      **921 E Terrell Ave; Zoned A-5/HC**                      *Terrell Heights*  
**Applicant/Agent: Kevin Khorrami**
  - a. Historic Site Tax Exemption - Partial
2. **TAX17-14**                      **1145 Mistletoe; Zoned A-5/HC**                      *Individual*  
**Applicant/Agent: William and Elizabeth Northern**
  - a. Historic Site Tax Exemption - Partial
3. **TAX17-16**                      **2227 5th Ave; Zoned B/HC**                      *Fairmount*  
**Applicant/Agent: Gwendolyn Webb**
  - a. Historic Site Tax Exemption - Partial

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve TAX17-13, TAX17-14, and TAX17-16 as they meet the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

4. **TAX17-15**                      **1823 6th Ave; Zoned C/HC**                      *Fairmount*  
**Applicant/Agent: Geoff and Marie Ice**
  - a. Historic Site Tax Exemption - Verification

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny TAX17-15 as it does not meet the requirements of the City of Fort Worth Zoning Ordinance.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

**Chairman Gries moved case TAX17-15 to the end of the agenda, following COA17-63.**

## H. REQUESTS FOR DETERMINATION

1. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **1067 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion By: Edith Jones</b>
<b>Motion To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

**Rafael McDonnell left the meeting.**

2. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the primary structure located at **1132 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion By: Edith Jones</b>
<b>Motion To: The HCLC determined that the primary structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 7-0</b>

## I. NEW CASES

1. **COA17-51**      **5553 Bong Dr; Zoned B/HC**      *Carver Heights*  
**Applicant/Agent: Charles E Martin**

- a. The Applicant requests a Certificate of Appropriateness to construct a 20'x40' carport with metal roof.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the Certificate of Appropriateness to construct a 20'x40' carport with metal roof because it does not meet the Carver Heights Historic District Design Guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 7-0</b>

2. COA17-52

1104 East Leuda St; Zoned A-5/HC  
Applicant/Agent: Deborah Hard

Terrell Heights

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure subject to the following conditions, as agreed upon by the applicant:</b> <b>1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and</b> <b>2. That windows be recessed, 1/1 with sills</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 7-0</b>

3. COA17-53

1516 East Cannon St; Zoned A-5/HC  
Applicant/Agent: Deborah Hard

Terrell Heights

- a. The Applicant requests a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a single-story residence and a 12'x12' accessory structure subject to the following conditions, as agreed upon by the applicant:</b> <b>1. That the oculus be replaced by a rectangular vent, consistent with the predominant character of gable vents in the neighborhood; and</b> <b>2. That windows be recessed, 1/1 with sills</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 7-0</b>

**Rafael McDonnell returned to the meeting.**

4. COA17-54

2208 Mistletoe Ave; Zoned B/HC  
Applicant/Agent: Greg and Nancy Shoup

Mistletoe Heights

- a. The Applicant requests a Certificate of Appropriateness to construct a 375 square foot second-story extension to the rear of an existing second-story addition and alter six existing openings.

<b>Motion By: Mitchell Moses</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a 375 square foot second-story extension to the rear of an existing second-story addition and alter six existing openings subject to any in-filling of the existing front door opening be recessed from the exterior not less than 1 ½ inches.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

5. COA17-55

2339 West Rosedale St; Zoned A-5/HC  
Applicant/Agent: GLP LLC / George Hull

*Mistletoe Heights*

- a. The Applicant requests a Certificate of Appropriateness to demolish an existing garage and construct a two-car garage.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a detached single-story two-car garage be approved subject to the following:</b> <b>1. That the applicant be allowed to use smooth Hardie Plank on all elevations and the gable end; and</b> <b>2. That the applicant remove the decorative brackets and truss from the front elevation so as to distinguish the new garage from the main structure.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 8-0</b>

6. COA17-56

937 E Pulaski Street; Zoned NS-T4NR/HC  
Applicant/Agent: Yasmin Alonzo

*Terrell Heights*

- a. The Applicant requests a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Design Guidelines to retain 12 previously-installed vinyl windows of a size different from the original openings.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness for a waiver from the Terrell Heights Historic District Guidelines to retain 6-over-6 vinyl windows due to economic hardship.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

7. COA17-57

1119 East Humbolt Street; Zoned A-5/HC  
Applicant/Agent: Jaseny Rodriguez

*Terrell Heights*

- a. The Applicant requests a Certificate of Appropriateness to retain recently-installed hardiplank siding.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the request for a Certificate of Appropriateness to retain recently-installed hardiplank siding.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

8. COA17-58

2217 Mistletoe Blvd; Zoned B/HC  
Applicant/Agent: John Marcum Jansing III

*Mistletoe Heights*

- a. The Applicant requests a Certificate of Appropriateness to construct an 18'x18' steel-structure covered carport at the southeast corner of the property with a sheet metal roof.

<b>Motion By: Edith Jones</b>
<b>Motion To: Deny without prejudice the request for a Certificate of Appropriateness to construct an 18'x18' steel-structure covered carport at the southeast corner of the property with a sheet metal roof as it does not meet the Mistletoe Heights Historic District Design Guidelines.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

**9. COA17-59                      1638 South Adams St; Zoned A-5/HC                      *Fairmount***  
**Applicant/Agent: Dhruva and Stacy Musunuru / Jason Binzer**

- a. The Applicant requests a Certificate of Appropriateness to construct a 12'x20' single-car garage.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a 12'x20' single-car garage.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

**10. COA17-60                      1414 Lipscomb St; Zoned D/HC                      *Fairmount***  
**Applicant/Agent: Seth and Brooke Burt / Jason Binzer**

- a. The Applicant requests a Certificate of Appropriateness to remove a non-original rear addition, siding, and details; construct a front porch; alter window openings; and undertake exterior alterations to the roof.

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to remove the non-original additions and repair or replace (in-kind) the underlying original material; replace deteriorated wood windows (in-kind); remove non-original siding; and undertake exterior rehabilitation of the house of the contributing property at 1414 Lipscomb Street be approved subject to working with Staff and input from the Neighborhood Association regarding the window placement and column design, and final approval by Staff.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 7-1 (Paul Randall dissented.)</b>

**11. COA17-61                      1620 Alston St; Zoned C/HC                      *Fairmount***  
**Applicant/Agent: Martin Angell**

- a. The Applicant requests a Certificate of Appropriateness to complete the construction of a rear/side addition, foundation, and undertake exterior alterations to non-original openings.



<b>Motion By: Edith Jones</b>
<b>Motion To: Approve all the requested items as submitted with the stipulation that the existing south-facing door remain in place.</b>
<b>Seconded By: Paul Randall</b>
<b>Questions: 8-0</b>

**12. COA17-62**

**1420 Lipscomb St; Zoned D/HC**

*Fairmount*

**Applicant/Agent: Ice and Williams LLC / Paul Jenkins**

- a. The Applicant requests a Certificate of Appropriateness to construct a two-story residence and detached two-car garage.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to construct a two-story residence and detached two-car garage with the ratio of solid-to-void, details of the windows, and exterior materials be considered by staff prior to the issuance of the COA.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 8-0</b>

**13. COA17-63**

**2111 Hurley Ave; Zoned B/HC**

*Fairmount*

**Applicant/Agent: Anna Martin**

- a. The applicant requests a Certificate of Appropriateness to change the front porch columns, replace the concrete steps and brick base; and construct a single-story hipped-roof addition to the rear of the main house.

<b>Motion By: Paul Randall</b>
<b>Motion To: Approve the request for a Certificate of Appropriateness to change the front porch columns, replace the concrete steps and brick base; and construct a single-story hipped-roof addition to the rear of the main house with the existing concrete porch base be retained.</b>
<b>Seconded By: Suzanne Hoff</b>
<b>Questions: 8-0</b>

**5. TAX17-17**

**2111 Hurley Ave; Zoned B/HC**

*Fairmount*

**Applicant/Agent: Anna Martin**

- a. Historic Site Tax Exemption - Partial

<b>Motion By: Edith Jones</b>
<b>Motion To: Approve TAX17-17 as it meets the requirements of the Zoning Ordinance.</b>
<b>Seconded By: Rafael McDonnell</b>
<b>Questions: 8-0</b>

### **III. ADJOURNMENT: 4:52 P.M.**